State of California — The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

PRIMARY RECORD

Primary # HRI#

Trinomial

NRHP Status Code 3S/3CS/5S3

1/4 of

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 528 N. Howard Ave.

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☑ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

; R

1/4 of Sec

B.M. ; M.D.

c. Address: 528 N. Howard Ave.

mE/

City: Covina mN (G.P.S.)

Zip: 91723

d. UTM: Zone: 10;

e. Other Locational Data: AIN: 8430-022-014 (east side of Howard Ave.)

Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

528 N. Howard Ave. is a shotgun house constructed in 1905, consisting of two improvements (according to the Los Angeles County Assessor). The first improvement is listed as being a 1 Bedroom/1 Bath consisting of 816 square feet and constructed in 1905. The second improvement is listed as a 1 Bedroom/1 Bath of 520 square feet also constructed in 1905. The house has a linear plan and front facing gable roof with full-width front porch. The house's most important character-defining feature is the linear plan, which is indicative of the shotgun architectural type. Other features include the clapboard siding, wood window casements, and wood windows. The house sits close to the street in a small residential and industrial area north of the downtown. The house appears to have had some alterations including the addition of a security door and fence pickets on the front porch. The property seems to be in fair to good condition.

Note: 528 N. Howard is an example of a shotgun house that has not received significant alterations and retains historic integrity. 515 N. 1st Ave. is an example of a shotgun house that has received significant alterations that damage its historic integrity.

*P3b. Resource Attributes: (HP3) multiple family property

*P4. Resources Present: **⊠**Building □Structure □Object □Site □District □Element of District □Other (Isolates, etc.)



P5b. Description of Photo: View E (10/2/06)

*P6. Date Constructed/Age and

□Prehistoric □Both 1905 (LA County Assessor)

Sources: MHistoric

*P7. Owner and Address:

Nancy and Frederick Vargas 528 N. Howard Ave. Covina, Ca 91722

*P8. Recorded by:

Historic Preservation Partners 419 Concord Avenue Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type: Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: DNONE DLocation

Structure, and Object Record □Sketch Map □Continuation Sheet ■Building, □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record

□Artifact Record □Photograph Record □ Other (List):

DPR 523A (1/95) *Required information State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 3S/3CS/5S3 *Resource Name or # 528 N. Howard Ave.

B1. Historic Name: B2. Common Name:

B3. Original Use: Dwelling B4. Present Use: Dwelling

*B5. Architectural Style: Shotgun House

*B6. Construction History: (Construction date, alterations, and date of alterations)

528 N. Howard was constructed in 1905, according to the Los Angeles County Assessor. It may have been constructed earlier. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered significantly on the exterior with the exception of the security door and fence pickets added to the front porch.

*B7. Moved? ⊠No □Yes □Unknown Date: Original Location:

*B8. Related Features: none

B9a. Architect: unknown b. Builder: unknown

Applicable Criteria: C (NR), 3 (CR), 4 (local)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

528 N. Howard Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of a architectural style called a Shotgun House. Based on the location of the property near the railroad tracks and the history of this particular architectural type, this home was likely a worker housing in conjunction with the rail. The house features stylistic elements indicative of a Shotgun House, such as a wood siding exterior, front facing gable roof, and overall linear plan. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It is an excellent intact example of a residential railroad-linked resource. Intact Shotgun House's are relatively rare and are considered an important record of worker housing and railroad history. 528 N. Howard Ave. appears to be in good condition and retains historic integrity.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners 419 Concord Avenue Monrovia, Ca 91016

*Date of Evaluation: Oct. 2, 2006

